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**Z-2498**  
**CROWN CASTLE**  
**R1 TO I3**

**STAFF REPORT**  
**July 12, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, with consent from owner, is requesting the rezoning of a 2,500 square foot area from R1 to I3 to legitimize an existing primary communications tower built in 2003. The 50' x 50' easement area is located on the American Asphalt and Paving property at 2149 Wabash Avenue in the city of Lafayette, Fairfield 31 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site in question and surrounding land is a combination of residential and industrial zoning. Zoning patterns in this area have changed little since the earliest zoning maps. The subject property and land to the south is zoned R1. PDRS (Crosser Commons PD) is located to the east and I3 zoning is to the north and west.

**AREA LAND USE PATTERNS:**

The cell tower is located in the southeast portion of the American Asphalt and Paving property. This area of the property appears to be used for outdoor storage of materials. Single-family homes are located adjacent to the east and south along Powder House and Walker Lanes.

**TRAFFIC AND TRANSPORTATION:**

Access to the site is derived from Wabash Avenue through the American Asphalt and Paving property.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City water and sewer are not required for this use. The UZO requires a "type c" bufferyard 20' in width where I3 zoning abuts R1 zoning.

**STAFF COMMENTS:**

Petitioner is seeking I3 zoning to legitimize their cell tower. Rezoning to I3 would allow for co-location on the tower for other carriers. While American Asphalt and Paving is mainly in the I3 zone, a portion of their southeast property is located in an R1 zone. In fact, aerial photography from 1963 shows outdoor storage associated with an industrial user occupies the space demonstrating this residentially zoned area has been used industrially for decades. While staff would prefer to see an I3 rezone for the entire 3 acre tract of land, a rezone for the smaller area of 2,500 square feet to legitimize this tower is still supportable.

**STAFF RECOMMENDATION:**

Approval

